

CONTRACTOR TO VERIFY MASONRY OPENINGS

1. THE INFORMATION PROVIDED IN THE DOOR AND WINDOW SCHEDULES NEEDS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
2. THE MANUFACTURER SPECIFIED, IF ANY, (AND ANY MODEL NUMBERS, IF PROVIDED) ARE INTENDED ONLY AS A GENERAL GUIDELINE TO ESTABLISH A DESIGN STANDARD.
3. THE DIMENSIONS SHOWN ON THE FLOOR PLANS HAVE BEEN ROUNDED-OFF ONLY FOR THE PURPOSE OF ESTABLISHING THE GENERAL LOCATION OF OPENINGS ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
4. THE DIMENSIONS SHOWN ON THE SCHEDULES FOR THE WINDOW AND DOOR ASSEMBLIES, AND THEIR RESPECTIVE MASONRY OPENINGS, ARE NOT EXACT. THEY ARE INTENDED ONLY TO CALL THE CONTRACTOR'S ATTENTION TO THE VARIATIONS IN OPENING SIZES REQUIRED BY DIFFERENT WINDOW AND DOOR MANUFACTURERS. THE CONTRACTOR IS URGED TO VERIFY THE OPENINGS REQUIRED BY THE MANUFACTURER SELECTED (BY THE CONTRACTOR OR BY THE OWNER) FOR THIS PROJECT.
5. THE CONTRACTOR SHALL CONFIRM THE REQUIREMENTS AS TO SIZE, SHAPE AND ANCHORING OF WOOD BUCKS FOR DOORS AND WINDOWS WITH THE SELECTED MANUFACTURER TO PROVIDE THE MOST EXACT AND BEST FITTING OPENING.
6. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE EXACT DIMENSION OF THE MASONRY OPENINGS WITH THE WINDOW AND DOOR ASSEMBLIES, IN ANY AND ALL CASES. THE CONTRACTOR SHALL NOT DEPEND ON THE INFORMATION GIVEN IN THESE PLANS AND SCHEDULES FOR THE PURPOSE OF COORDINATING THIS WORK FOR CONSTRUCTION. THE MEANS AND METHODS OF CONSTRUCTION ARE, AND SHALL REMAIN, THE CONTRACTOR'S RESPONSIBILITY.
7. IN THE EVENT OF A CHANGE IN DOOR OR WINDOW MANUFACTURER(S), WHETHER SELECTED BY THE OWNER OR THE CONTRACTOR, THE PLANS AND SCHEDULES SHOULD BE REVISED SO THAT THE PERMIT SET REFLECTS THE CHANGE AND, THEN AFTER CONSTRUCTION, SO THAT THE (FINAL) RECORD DRAWINGS REFLECTS THE ACTUAL, AS-BUILT CONDITION.

KEY NOTES

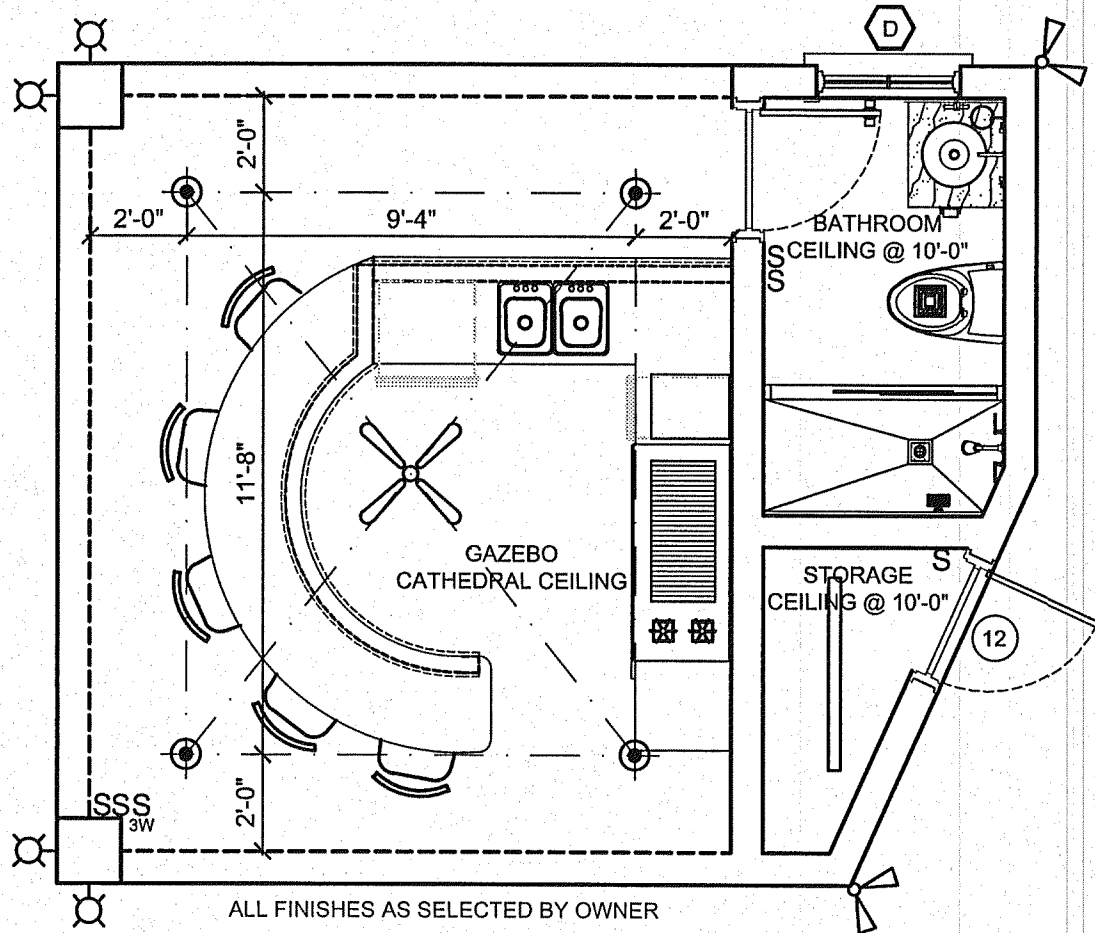
1. 1/2" GYPSUM BOARD OVER 1" X 2" P.T. WOOD FURRING STRIPS AT 24" O.C. WITH R-5 INSULATION. TYPICAL ON NEW PERIMETER CONCRETE BLOCK WALLS UNLESS OTHERWISE NOTED.
2. 1/2" GYPSUM BOARD OVER 1" X 2" P.T. WOOD FURRING STRIPS AT 16" O.C. WITH R-5 INSUL. ON EXIST. CONCRETE BLOCK WALL.
3. 1/2" GYPSUM BOARD OVER 1-5/8" X 3-5/8" METAL STUDS AT 24" O.C. TYPICAL FOR INTERIOR PARTITIONS UNLESS OTHERWISE NOTED.
4. CERAMIC TILE OVER 1/2" CEMENTITIOUS BOARD ON WET SIDE OF WALL UNLESS OTHERWISE NOTED.
5. CEILING: 1/2" GYPSUM BOARD OVER 1"X3" METAL HI-HATS AT 16" O.C. TYPICAL UNLESS OTHERWISE NOTED.
6. CEILING: NEW 2" TONGUE AND GROOVE CEILING.
7. 3 COAT (5/8" MIN. THICKNESS) STUCCO FINISH ON CONCRETE BLOCK WALL - TEXTURE TO MATCH EXISTING.

WALL TYPES NOTES:

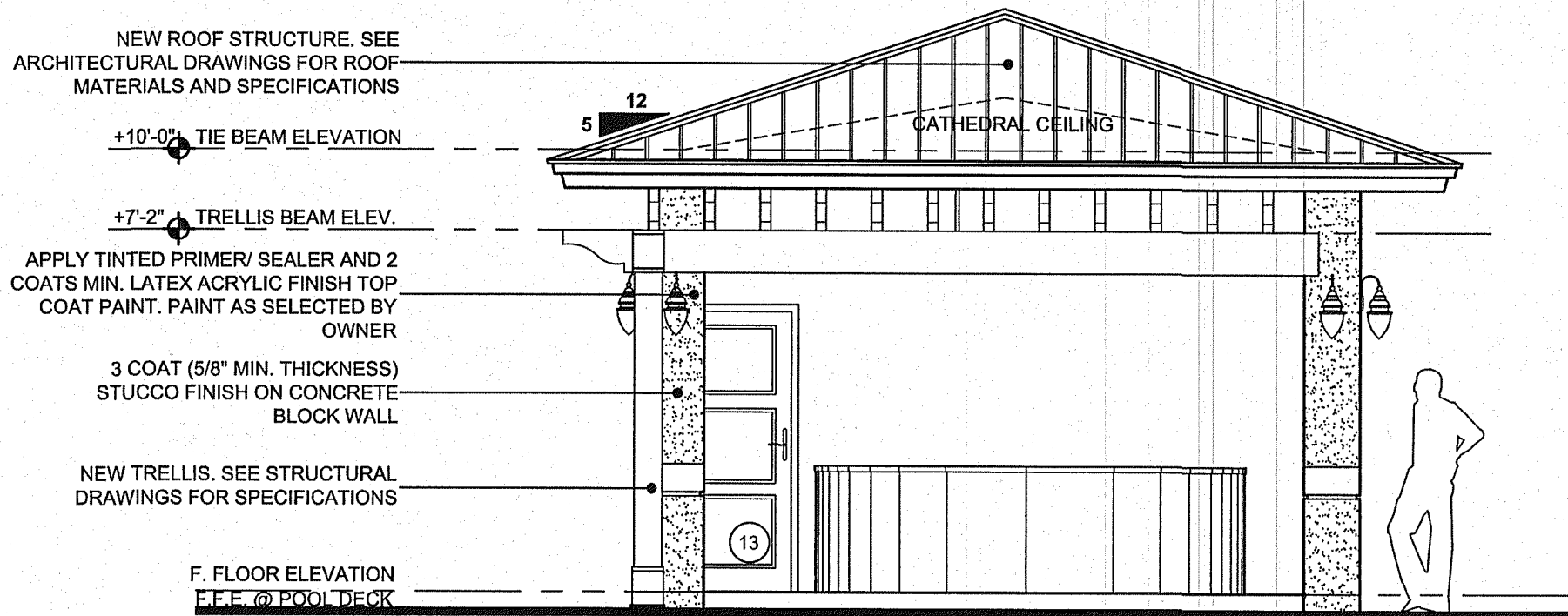
1. PARTITION TYPE DESCRIPTIONS AREA NOT TO BE CONSTRUED AS COMPLETE ASSEMBLY INSTRUCTIONS. CONTRACTOR IS TO CONSTRUCT PARTITIONS ACCORDING TO THE COMPLETE ASSEMBLY REQUIREMENTS LISTED IN THE REFERENCED TESTING LABORATORY MANUALS. ADDITIONAL ITEMS SHOWN SHALL BE PROVIDED.
2. PARTITION TAGS = ARE TYPICALLY FOUND ON THE 1/4" SCALE FLOOR PLANS. DROPPED CEILINGS: FOR LOCATIONS SEE REFLECTIVE CEILING & FLOOR PLANS. ROOM FINISH SCHEDULE: SEE FLOOR PLANS.
3. TYPICAL INTERIOR METAL STUDS - U.O.N. 4" AND 6" = STUD SIZE 16" O.C. MAX. = STUD FRAME SPACING
4. FRAME AND BRACE AS REQUIRED AROUND ALL PIPING AND DUCTWORK TO MAINTAIN PARTITION SUPPORT.
5. PROVIDE MINIMUM 1" RIGID INSULATION (R VALUE=5) ON ALL EXTERIOR BLOCK WALL APPLICATIONS THAT HAVE AN ADJACENT AIR CONDITIONED SPACE UP TO BOTTOM OF STRUCTURE (TYPICAL).
6. PROVIDE CONCEALED BLOCKING IN STUD FRAMED PARTITIONS, FURRED & CHASED WALLS AS REQUIRED BY THE ACCESSORY BEING MOUNTED, I.E. LAV. COUNTERS, O/H KITCHEN CABINETS, SHOWER CURTAIN & CLOSET RODS, GRAB BARS, HANDRAILS, ETC.
7. PROVIDE ACOUSTICAL SEALANT AROUND THE PERIMETER (TOP-BOTTOM-ENDS) OF ALL PARTITIONS. SEALANT SHALL BE 1/4" (+/-) DEEP
8. GYPSUM BOARD WALLS AND CEILING IN "WET" AREAS (I.E. RESTROOMS) SHALL BE MOISTURE-RESISTANT TYPE.
9. PROVIDE 1/2" DUROCK AROUND PERIMETER OF SHOWER AND TUB AREAS (TYP.)

LEGEND :

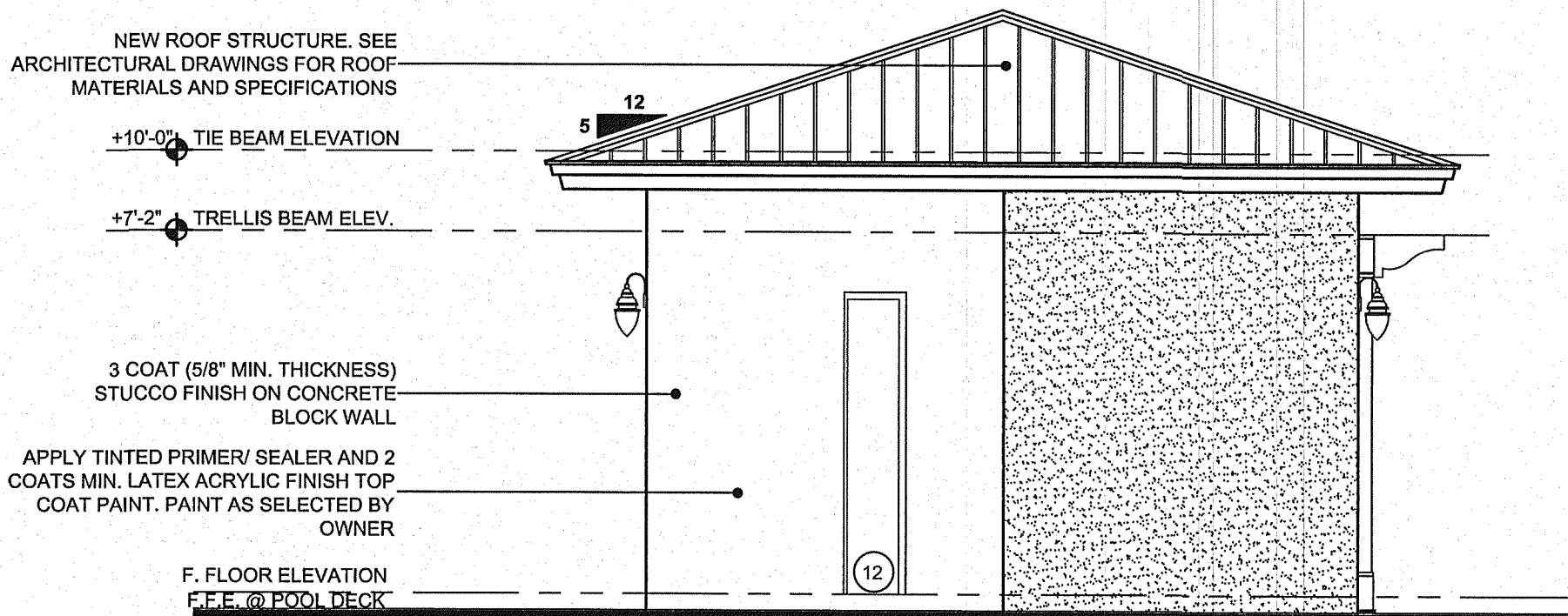
- EXISTING CBS WALL TO REMAIN
- EXISTING CBS WALL TO BE REMOVED
- NEW CBS WALL
- EXISTING PARTITION WALL TO REMAIN
- EXISTING PARTITION WALL TO BE REMOVED
- NEW PARTITION WALL
- EXISTING CONCRETE SLAB TO BE REMOVED
- NEW CONCRETE SLAB
- SCONCE (EXTERIOR)
- SCONCE (INTERIOR)
- SWITCH
- SMOKE/ CARBON MONOXIDE DETECTOR
- JUNCTION BOX FOR UNDERCABINET LIGHTS
- TV OUTLET
- EXTRACTION VENT
- 4' LONG FLORESCENT LIGHT WITH LENS
- TELEPHONE OUTLET
- DUPLEX RECEPTACLE OUTLET
- CEILING MOUNTED LIGHT
- CHANDELIER
- A/C DIFFUSERS
- SPOT LIGHTS (CEILING MOUNTED)
- FLOOD LIGHTS
- SWITCH (WITH DIMMER)
- CEILING FAN
- COFFERED CEILING ELEV. 9'-4"
- 2" TONGUE AND GROOVE CEILING



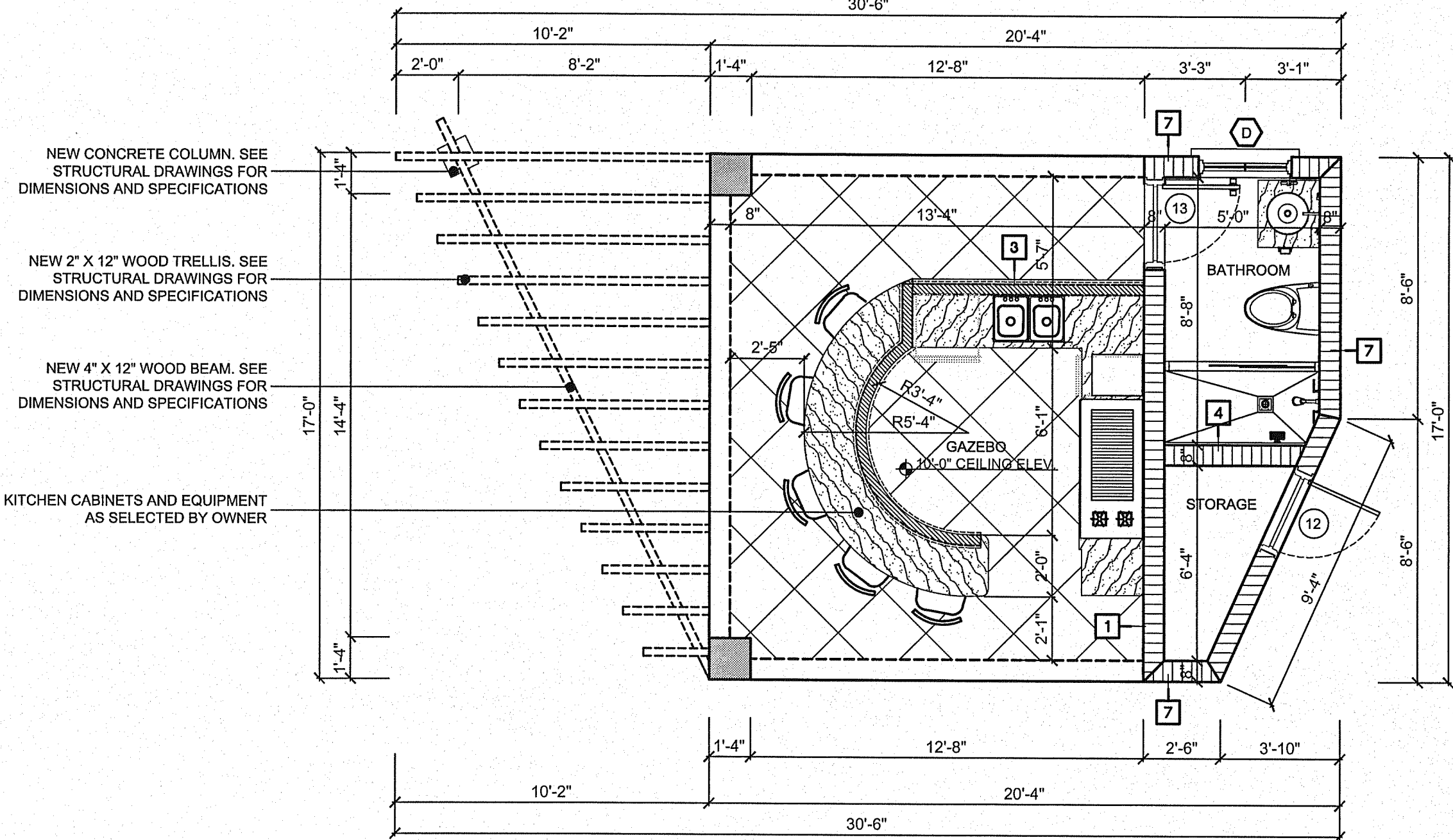
GAZEBO FIXTURE PLAN SCALE: 1/4"=1'-0"



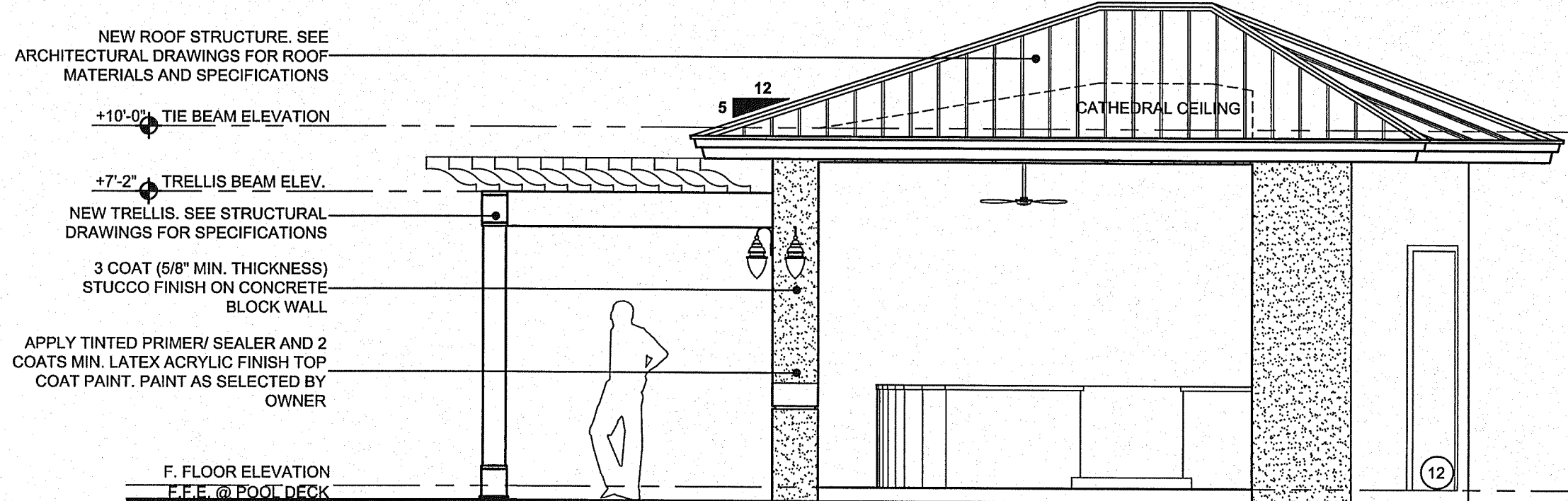
PROPOSED EAST ELEVATION SCALE: 1/4"=1'-0"



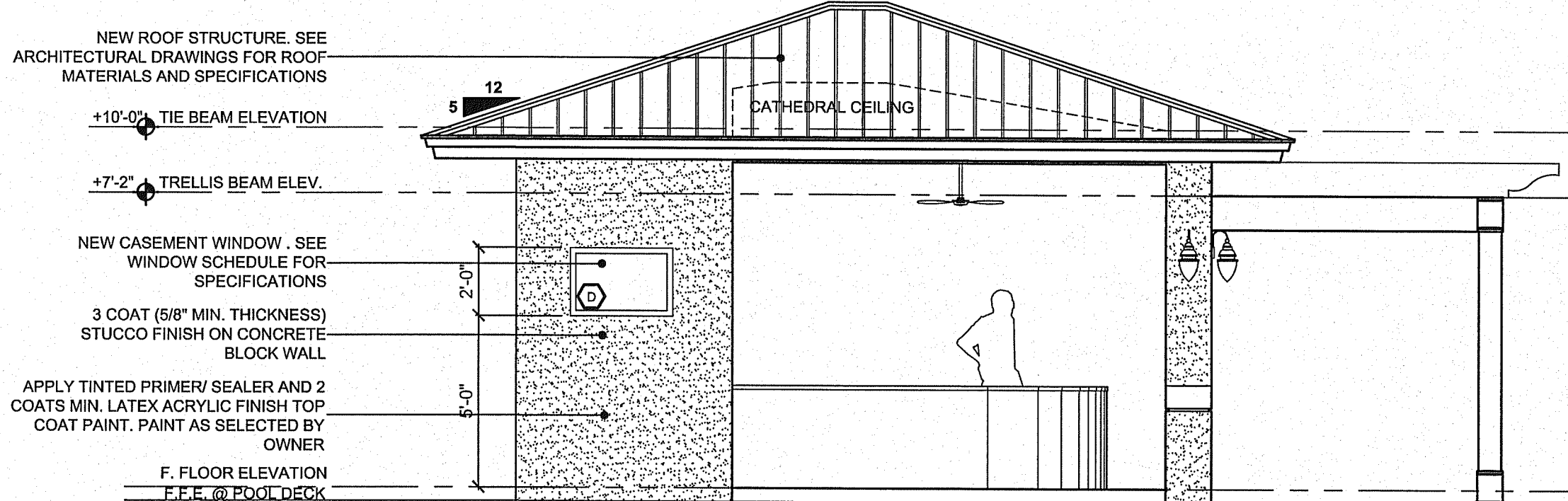
PROPOSED WEST ELEVATION SCALE: 1/4"=1'-0"



GAZEBO FLOOR PLAN SCALE: 1/4"=1'-0"

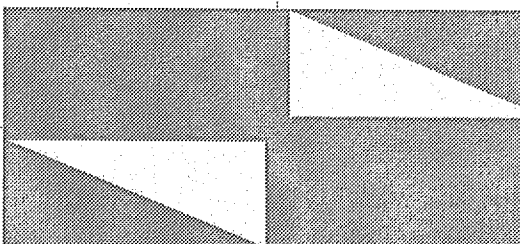


PROPOSED NORTH ELEVATION SCALE: 1/4"=1'-0"

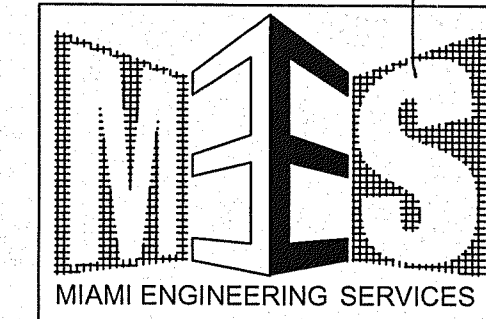


PROPOSED SOUTH ELEVATION SCALE: 1/4"=1'-0"

DESIGN TEAM:



JULIO PULIDO, AIA
ARCHITECTURE - PLANNING
12721 S.W. 30 ST. MIAMI, FL 33175
PH: (305) 505-6910 - AR93904



5665 WEST 20 AVE, # 315 HIALEAH, FL 33012
PHONE: 305 556 2542 CA 27354
mes@miamiesinc.com http://www.miamiesinc.com

JORGE LUIS FLEITAS
P.E. 55340

16500 N.W. 91st ct.
Miami Lakes, Florida 33018
Cel: 305-401-4395

AIDA SARDINAS, P.E
P.E. 61836

15263 SW 35th TERRACE
Miami, Florida 33185
(786) 514-2584

PROJECT:

OWNER:

EDUARDO DUQUE
YUDELKIS ESPINOSA
11245 SW 58 TERRACE
MIAMI, FL 33156

PROJECT:

ADDITION,
RENOVATION AND
REMODELING TO:
CANAL RESIDENCE
11245 SW 58 TERRACE
MIAMI, FL 33156

MANAGEMENT:

#	REVISIONS	DATE

DATE : MARCH 04, 2011

PROJECT No. : 042-11

DRAWN BY: L.P.

CHECKED BY: J.P.

SHEET TITLE:

GAZEBO PLANS
AND ELEVATIONS

SHEET No:

A-7